

**EPA** (Email)

Thank you for the opportunity to comment on the white paper “An MPG Rating for Commercial Buildings: Establishing a Building Energy Asset Labeling Program in Massachusetts.”

We agree that a building energy asset rating has the potential to provide useful information to the market, and look forward to the results of your pilot in demonstrating the feasibility, cost-effectiveness, scalability, and market acceptance of an asset rating-based label. As you move forward, we hope that you will consider how your effort might align with the growing use of the ENERGY STAR performance scale, despite our divergent approaches to overcoming information barriers in the market.

EPA would welcome an opportunity to discuss the challenges of providing the market with relevant energy information to motivate significant improvement in the commercial buildings stock at a reasonable cost. We would be happy to provide you with a briefing on the ENERGY STAR energy performance scale, which may help address some of the misperceptions of our program, and to discuss lessons learned in raising awareness of commercial building energy efficiency.

Jean Lupinacci  
U.S. EPA  
6202J  
Washington DC 20460